



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall	25	MOD METAL 100	6500	01	900	62.1000	21.74	19,566	2021	2021	0	0	0	2.00	98.00	STANDARD																												
Roof Structur	10	STEEL FRME 100	1 GARAGE RES - 100% - 2023														Heated Area: 900														HX Base Yr 2023													
Roof Cover	12	MODULAR MT 100	BAS 2021																																									
Interior Wall	07	NONE 100																																										
Interior Floop	03	CONC FINSH 100																																										
Air Condition	01	NONE 100																																										
Heating Type	01	NONE 100																																										
Bedrooms		0 100																																										
Bathrooms		0 100																																										
Frame	05	STEEL 100																																										
Stories	1.	1. 100																																										
Units		0 100																																										
Occupancy	00	NONE 100																																										
Quality			06	Quality Level 06																																								
DOR CODE			0100	SINGLE FAMILY																																								
MAP NUM				MKT AREA		04																																						
NEIGHBORHOOD/LOC			4048.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	900	100	900	19,175																																								
TOTALS			900		900	19,175																																						
EXTRA FEATURES			85068 WINDY OAKS LN, YULEE																																									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																											
1	0855	CONC PAVER	0	100	0	0	1,096.00	SF	10.00	10.00	100	2022	2022	3	100	10,960																												
2	0911	SCRN RM A	0	100	27	64	1,728.00	SF	17.50	17.50	100	2022	2022	3	97	29,333																												
3	0861	POOL GUNIT	0	100	29	16	464.00	SF	85.00	85.00	100	2022	2022	3	98	38,651																												
4	0855	CONC PAVER	0	100	0	0	832.00	SF	10.00	10.00	100	2022	2022	3	100	8,320																												
LAND DESCRIPTION			TOTAL OB																																									

